



NOTIFICATION TO ATTEND MEETING OF THE HOUSING SPC
TO BE HELD IN THE COUNCIL CHAMBER, CITY HALL, DAME STREET, DUBLIN 2.
ON WEDNESDAY 13 NOVEMBER 2019 AT 3.00 PM

AGENDA

WEDNESDAY 13 NOVEMBER 2019

PAGE

1	Chairperson's Business:	
	• Correspondence	
	No correspondence	
2	Housing Supply/Delivery	
	Please see information contained in points 2i – 2.iv below	
	i) Report from Deputy Chief Executive	3 - 24
	ii) Understanding the Capital Appraisals Process & funding streams open to DCC Verbal update	
	iii) Role of Approved Housing Bodies in Housing Supply and Delivery: Presentation from Irish Council for Social Housing (I.C.S.H.)	25 - 48
	iv) Increasing supply through DCC regeneration projects Verbal Update	
3	Homelessness - Report from Director of DRHE	49 - 58
4	AOB	
	The December Housing SPC meeting is currently scheduled for Thursday 5 th December @ 15:00 – 17:30	



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Report to Housing SPC

Date: Wed 13th November 2019

Item No. 2i

Re: Report on Housing supply in Dublin City

In our first report to the new Housing Strategic Committee (S.P.C.) it is very important to put strong emphasis on Housing supply and delivery.

The following are some of the key statistics and facts:

<u>Current Housing Stock:</u>	<u>25,821</u>
South Central	7,739
North West	6,339
Central	4,209
North Central	3,931
South East	3,603
HAP tenants	3,272
RAS tenants	921

The above figures do not include tenancies in the city owned by Approved Housing Bodies.

In relation to delivery the following current data is relevant:

Social Housing units under construction	1,439
Social Housing units at Tender Stage	756
Social Housing units under Part V	141
Social Housing units at Capital Appraisal	1,361
Social Housing units at Preliminary Design	1,626

All of the above does not include other elements of the housing programme such as acquisitions, repair of voids or leasing. This represents the highest level of social housing activity in the City for over twenty years.

The total four year (2018 – 2022) target as set by the Department of Housing for Dublin City Council is 9,094 social housing units (does not include HAP or RAS or the majority of rehabilitated void DCC properties).

All of this information is contained in our Monthly Housing Delivery Report (see attached) which goes to every City Council and S.P.C. meeting.

In relation to the availability of land Dublin City Council currently has in the region of 120 hectares of land suitable for residential development, over 95 hectares of this land is already included on the different elements of the pipeline that is outlined in our monthly Housing Delivery Report.

Most of the remaining lands (not in the pipeline) are located in areas such as Ballymun, Cherry Orchard and Coolock/Belcamp where there is already a very high concentration of existing social housing. Effectively Dublin City Council's land bank going forward is fairly limited and this should be a key issue for consideration by the S.P.C.

I am setting out below a summary of the 4 stage Departmental Approval process for Housing Construction Schemes:

4-Stage Approval Process

The funding approval process for social housing projects supported by the Department of Housing, Planning and Local Government is in line with the Government's Capital Works Management Framework (CWMF).

The approach means that local authorities forward design proposals and costings to the Department sequentially, as the local authorities advance the projects through their own planning/design work.

Stage 1 – Local Authority submits a *Capital Appraisal* to verify the business case and basic project suitability – this is a light presentation of information and only indicative costs are required at this initial stage.

Stage 2 – Local Authority submits a *Pre-planning outline design and cost check* – following site investigations, this involves the level of designs that are required for the Part 8 planning process and a completed Quantity Surveying cost plan. Detailed tender drawings and resulting costs are not needed at this stage until planning permission is obtained.

Stage 3 – Local Authority submits a *Pre-tender costs check* – the more detailed designs and cost estimates have been prepared by the local authority design team at this stage and a cost check submitted before going to tender. Unless there have been changes to the design following Part 8/planning, or conditions to be met, the design is not reviewed.

Stage 4 – Tender approval from Department – the tenders have been received and assessed by the local authority and approval is given to proceed to construction.

Target 59 week Programme

The Department now has a target of 59 weeks for advancing social housing capital-funded projects through design, planning and approval; from stage 1 submission by the local authority, to contract award for the construction. It establishes target turnaround times for the Department to carry out the review process and for the local authority to carry out the design of the scheme, the planning process and the procurement of a builder.

The single-stage approval process

A revised single-stage approval process for social housing projects less than €2m has been implemented. The main change from the previous single-stage approach is that in the event that the approved budget is not maintained, a second application for a budget revision will be facilitated on receipt of tenders. This will be facilitated where certain circumstances have caused the costs to rise – for example, tender inflation - and where such an adjustment will not increase the overall budget requirement beyond the €2m level.

Dublin City Council Housing Supply Report – November 2019

The Dublin City Council Delivery Target for the three-year period 2015- 2017 was **3,347** Homes. The following was the delivery output for that three-year period:

Delivered through:	2015	2016	2017	Total
Construction by DCC	19	68	235	322
Acquisition/Leasing by DCC	263	259	165	687
Construction by AHB's	53	0	142	195
Acquisition/Leasing by AHB's	230	206	225	661
Part V Acquisitions	0	25	56	81
Voids Restored by DCC	1,012	975	879	2,866
Delivery Total	1,577	1,533	1,702	4,812
HAP Tenancies, Homeless (60% in the City)	112	934	1,579	2,625
HAP Tenancies, General	0	0	1,040	1,040
Total Housing Outturn	1,689	2,467	4,321	8,477

A new four-year housing programme 2018-2021 began in January 2018. The delivery target for this four-year period in Dublin City is **9,094**

This target figure includes Local Authority New Build, Acquisitions, Refurbishment/voids, Leasing and Part V. It also includes similar activity by Approved Housing Bodies (AHB's). Separate targets are set for the Housing Assistance Payment Scheme (HAP).

The following table gives details of the targets and delivery for the first year of this programme (**2018**):

Programmes	Target	Delivery	+_	
New Build – DCC	271	264	-7	
New Builds – AHB's	403	282	-121	
Part V	71	105	+34	
*Voids Restored by DCC	300	200	-100	
Sub Total Build/Delivery	1,045	851	-194	81%
Long Term Leasing	440	61	-379	
Acquisitions	278	545	+267	
Total Target/Delivery 2018	1,763	1,457	-306	83%
HAP Tenancies (Homeless)	585	1,186	+601	
** HAP Tenancies (Mainstream)	2,040	1,023	-1,017	
***HAP Tenancies (Rent Supplement/Transfer)	2,068	302	-1,766	
Total HAP	4,693	2,511	-2,182	
Total Output	6,456	3,968	-2488	61%
Additional Voids Restored	500	671	+171	

Notes:

*Actual voids restored by DCC in 2018 was **871**, however this figure was originally capped in respect of Re-Building Ireland by the Department at **300** and later in the year at **200**. In previous years Dublin City Council counted all restored voids as completions.

** This activity is largely demand led and outside our control.

***This activity refers to existing tenancies under the Rent Supplement Scheme who are to transfer over to HAP, this is led by the Department of Social Protection and progress has been slow, and is largely outside DCC control.

There was a further over 900 Homeless HAP tenancies created by the DRHE/DCC in 2018 but they are located in the three Dublin Local Authority areas and are part of their output figures.

The projected delivery for the complete (2018-2021) programme is:

Programmes	2018	2019	2020	2021	Total
New Build – DCC	264	92	526	1,870	2,752
New Build – AHB's	282	359	221	607	1,469
Part V	105	194	400	400	1,099
Voids Restored by DCC	200	58	150	150	558
Long Term Leasing	61	155	400	400	1,016
Acquisitions	545	555	550	550	2,200
Total Delivery	1,457	1,413	2,247	3,977	9,094
Target	1,763	1,624			9,094
HAP Tenancies (Homeless)	1,186	2,100	2,100	2,100	7,486
HAP Tenancies (Mainstream)	1,023	826	780	825	3,454
HAP Tenancies (Rent Supplement)	302	624	780	825	2,531
Total HAP Output	2,511	3,550	3,660	3,750	13,471
Target	4,693	3,545			
Total Social Housing Output	3,968	4,963	5,907	7,727	22,565
Target	6,456	5,169			
Additional Voids Restored – estimated	671	942	650	650	2,913

I am confident that this challenging overall target of **9,094** will be achieved with the support of the Department of Housing, Planning and Local Government.

The following pages give details of the various programmes/schemes, the stage that all projects are at, with estimated milestones and completion timescales.

Brendan Kenny

Deputy Chief Executive

Date: 4th November 2019

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Mile Stone	Finish Date
North Central	DCC	Priory Hall, Coolock, D.5	LA Housing	26	On site	Completion of blocks 8-20	Q4 2019
North Central	AHB (Tuath)	Old School House Lane, Santry, D.9	CALF	8	Contractor on site - Turnkey	Completion of scheme	Q4 2019
North Central	DCC	Ayrefield DC-0004	Housing PPP	150	On site	Completion of scheme	Q4 2020
North Central	AHB (Respond)	Chanel Manor, Coolock D.5	CALF	65	On site	Completion of scheme	Q2 2021
North Central	DCC (Rapid build)	Bunratty Road, D.17	LA Housing	78	On site	Completion of scheme	Q4 2020
South East	AHB (Fold)	St. Agnes's Armagh Road	CALF	103	On site	Completion of scheme	Q4 2019
South East	AHB (Tuath)	Raleigh Square, D.12	CALF	33	On site	Completion of scheme	Q4 2019
South East	AHB (Tuath)	Ravensdale Court D12	CALF	12	Contractor on site - Turnkey	Completion of scheme	Q4 2020
South East	DCC	Moss Street, D2	LA Housing	22	On site	Completion of scheme	Q4 2020
South Central	AHB (Fold)	Dolphin Park, D.8	CALF	43	On site	Completion of scheme	Q4 2019
South Central	DCC	St. Teresa's Gardens, D.8	Regeneration	54	On site	Completion of scheme	Q3 2020
South Central	AHB (Circle)	Rafter's Lane, D.12	CAS	11	On site	Completion of scheme	Q3 2019
South Central	AHB (Alone)	Jamestown Court, D.8	CALF	12	On site	Completion of scheme	Q2 2020
South Central	DCC	Cornamona, Ballyfermot	LA Housing	61	On site	Completion of scheme	Q1 2021
South Central	DCC (Rapid build)	Bonham Street	LA Housing	57	On site	Completion of scheme	Q4 2020
South Central	DCC (Rapid build)	Springvale, D.20	LA Housing	71	Off site development underway	Completion of scheme	Q2 2021
South Central	DCC (Rapid build)	Cork/Chamber Street, D.8	LA Housing	55	Off site development underway	Completion of scheme	Q2 2021
South Central	AHB (Oaklee)	30-35 Bow Lane Dublin 8	CALF	18	Contractor on site - Turnkey	Completion of scheme	Q1 2020

Homes Under Construction							
Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Mile Stone	Finish Date
South Central	AHB (Respond)	489/490 Bluebell Avenue	CALF	52	Contractor on site - Turnkey	Completion of scheme	Q2 2021
South Central	AHB (Cluid)	Sundrive Mews Kimmage D.12	CALF	9	On site	Completion of scheme	Q4 2019
South Central	AHB (Tuath)	Camac Grove Bluebell, D.12	CALF	5	On site	Completion of scheme	Q1 2020
South Central	AHB (Tuath)	Lough Conn Rd Ballyfermot D10	CALF	5	On site	Completion of scheme	Q3 2020
Central	AHB (PMVT)	Dominick Place	CALF	9	On site	Completion of scheme	Q2 2020
Central	AHB (Cluid)	St. Mary's Mansions, D.1	CALF	80	On site	Completion of scheme	Q1 2020
Central	DCC	O'Devaney Gardens, D.7	Regeneration	56	On site	Completion of scheme	Q4 2020
Central	AHB (Oaklee)	Poplar Row, D.3	CALF	29	On site	Completion of scheme	Q4 2019
Central	AHB (Respond)	Mountjoy Square, D.1	CALF	31	On site	Completion of scheme	Q4 2019
Central	DCC	Dominick Street	Regeneration	72	On site	Completion of scheme	Q2 2021
Central	AHB (CHI)	North King St	CALF	30	On site	Completion of scheme	Q2 2021
Central	DCC	North King St	LA Housing	30	On site	Completion of scheme	Q1 2021
Central	AHB (Tuath)	Ellis Court, D.7	CAS	22	On site	Completion of scheme	Q4 2020
North West	DCC	Scribblestown DC-0010	Housing PPP	70	On site	Completion of scheme	Q2 2020
North West	AHB (Cluid)	Wad River Close, Ballymun	CALF	9	On site	Completion of scheme	Q4 2019
North West	AHB (Novas)	Ratoath Avenue D.7	CAS	6	On site	Completion of scheme	Q4 2020
North West	DCC	Hampton Woods, D.11	LA Housing	45	Contractor on site - Turnkey	Completion of scheme	Q4 2019
			TOTAL	1,439			

Schemes at Tender Stage							
Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	DCC	Croke Villas, D.3	Regeneration	61	Judicial review held Dec 2018	Awaiting decision from Judicial review	2021
Central	DCC	Sackville Ave,D.3	Regeneration	14	Value engineering exercise underway prior to tender production	Award of contract	2021
Central	DCC Housing Land Initiative	O'Devaney Gardens	Joint Venture	192	Final phase of Procurement process	Developer selected	TBC
South East	AHB (PMVT)	New street, D.8	CAS	8	Tender Approved	Appoint contractor	Q4 2020
South East	AHB (PMVT)	Townsend Street 180-187, D.4	CAS	18	Out to tender	Award of contract	Q4 2020
South East	AHB (Cluid)	Bethany House, D.4	CALF	62	Tender to be advertised October '19	Award of contract	Q3 2021
South Central	AHB (Dublin Simon)	25/26 Ushers Island, D.8	CAS	100	Commence tendering process	Decision on tender applications	Q2 2021
North Central	DCC Housing Land Initiative	Oscar Traynor Road	Joint venture	200	Finalising Competitive Dialogue process	Selection of developer	TBC
North Central	AHB (Respond)	Highpark, Gracepark Rd,D9	CALF	101	Planning permission granted July 2019	Funding application to be submitted to DHPLG	2022
			TOTAL	756			

Homes Currently Being Acquired							
Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
All Areas	DCC	General Acquisitions	LA Housing	323	With Law Department	Closing of acquisitions ongoing	2019
All Areas	AHB	General and Special Needs	CALF	117	Various proposals in progress	Closing of acquisitions	2019
All Areas	AHB	General and Special Needs	CAS	88	Various proposals in progress	Closing of acquisitions	2019
North West	DCC	Prospect Hill Turnkey, D.11	LA Housing	58	Snagging process commenced	Closing of acquisitions	2019
			TOTAL	586			

Additional Housing Agency Acquisitions as at Oct: **43**

Part V Acquisitions (Approved)							
Committee area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	DCC	St. Joseph's School, D.9	LA Housing	14	Funding approved	Units to be acquired	Q4 2019
South East	DCC	Church Avenue, D 6	LA Housing	1	Agreement in place	Unit to be acquired	Q4 2019
South East	DCC	Boland's Mills D 2	LA Housing	1	Agreement in place	Units to be acquired	Q4 2019
South East	DCC	Block H Mount Argus Dublin 6	LA Housing	13	Agreement in place	Units to be acquired	Q4 2019
South East	DCC	St. Pancras, D.6 Harold's Cross	LA Housing	7	Agreement in place	Units to be acquired	Q4 2019
South East	DCC	Royal Canal Park,	LA Housing	13	Agreement in place	Units to be acquired	Q4 2019
South East	DCC	Whitfield Grove, D.6	LA Housing	1	Agreement in place	Units to be acquired	Q4 2019
South Central	DCC	Herberton Rialto, D.8	LA Housing	39	Agreement in place	Units to be acquired	Q4 2019
South Central	DCC	Drimnagh Road	LA Housing/Leasing	1	Agreement in place	Lease agreement to be signed	Q1 2020
Central	DCC	Block B Dublin Landings, D.2 Docklands	LA Housing	30	Agreement in place	Units to be acquired	Q3 2020
Central	DCC	Sir John Rogerson Quay	LA Housing	5	Agreement in place	Units to be acquired	Q4 2019
Central	DCC	Pelletstown, D 15	LA Housing	16	Agreement in place	Units to be acquired	Q4 2019
			TOTAL	141			

Capital Appraisals being processed							
Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	DCC	Infirmiry Road, D.8	LA Housing	38	Part 8 Approval Detailed design development	Out to tender Q1 2020	Q2 2021
Central	DCC	Matt Talbot Court, D.1	LA Housing	92	Design Team procurement (from new framework)	Appoint Design Team	TBC
Central	AHB (Simon)	Arbour Hill, D.7	CAS	14	Pre tender stage	Submit pre tender cost report	Q4 2020
Central	DCC	Dunne Street, D.1	LA Housing	103	Design Team procurement (from new framework)	Appoint Design Team	TBC
Central	DCC	Dorset Street Flats, D.1	LA Housing	115	Tenders for Design Team due back Oct 24 th	Appoint Design Team	TBC
Central	DCC	Constitution Hill, D.7	LA Housing	100	Design Team procurement (from new framework)	Appoint Design Team	TBC
Central	DCC	St. Finbar's Court, D.7	LA Housing	46	Part 8 documents being finalised	Part 8 for November 2019	TBC
Central	AHB (CABHRU)	James Mc Sweeney House, Berkeley St D.7	CALF	35	Planning permission granted	Section 183 agreed Going to Area (Nov) City Council (Dec)	2020
South East	AHB (PMVT)	Shaw Street, D.8	CAS	11	Budget approval received €3.4m	Proceed to planning	2021
South East	DCC	St. Andrew's Court, D.2	LA Housing	42	Design Team procurement (from new framework)	Appoint Design Team	TBC
South East	DCC	Charlemont (Block 4), D.20	PPP	15	DCC to exercise an option to acquire further units	Agree costs with developer	2020
North Central	DCC	Belcamp B, D.17	LA Housing	12	Consultation done with Area Committee Sept 16 th	Lodge Part 8 October	2021
North Central	DCC (Rapid build)	Woodville, D.5	LA Housing	40	Design Team Appointed	Lodge Part 8 Q2 2020	TBC
North Central	DCC (Rapid build)	Cromcastle Court, D.10	LA Housing	200	Design Team Appointed	Lodge Part 8 Q2 2020	TBC
North Central	DCC	Slademoire, Ayrefield, D.13	LA Housing	22	Design Team Appointed	Lodge Part 8 Q1 2020	TBC
North Central	DCC	Glin Court, D.17	LA Housing	25	Tenders for Design Team due back Oct 24 th	Appoint Design Team	TBC
South Central	DCC (Scoil Eanna)	Lisadell and Rafters Lane D.12	LA Housing	180	Design Team procurement (from new framework)	Tender for Design Team	TBC

Capital Appraisals being processed

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
South Central	DCC	Grand Canal Basin, D.8	LA Housing	80	Design Team procurement (from new framework)	Tender for Design Team	TBC
South Central	AHB (Alone/Circle)	1b St. Michael's Estate, D.10	CAS	52	Planning application lodged Oct 20 th	Decision on planning	Q4 2020
South Central	AHB (Novas)	Kilmainham, D.8	CAS	11	Contracts with DPER	Departmental approval	Q4 2020
South Central	AHB (Respond)	Sarsfield Road, OLV Centre, D.10	LA Housing	6	Capital Appraisal submitted	Procure design team	
North West	DCC	Valley Site, D.11	LA Housing		Scheme is economically unviable due to excessive abnormals		
North West	DCC	Kildonan Lands, D.11	LA Housing	118	Finalise Masterplan layout. CEA complete mid Oct	Tender for Design Team	2021
North West	AHB (Clanmil)	Aughrim Street, Stoneybatter, D.7	CALF	4	Turnkey Project Funding drawdown commenced	Completion of scheme	2020
			TOTAL	1,361			

Schemes at Preliminary Planning/Design

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
Central	AHB (Cluid)	North Great Charles St., D.1	CALF	53	MOU to be signed for transfer of lands to Cluid	Transfer of site to Cluid from SMH	2020
Central	DCC	East Wall Road, D.3	LA Housing	80	Social Housing Development	Decision on future direction of site	TBC
Central	AHB (Circle)	Railway Street, D.1	CALF	47	Planning Permission granted July. 3 rd party appeal lodged	ABP decision	2020
Central	DCC Depot Site	Broombridge Road, D.7	LA Housing	15	Feasibility study being undertaken	Determine development options and devise plan	TBC
Central	DCC	Bannow Road (2.8 Acres), D.7	LA Housing	TBC	Site recently purchased by DCC adjacent to Batchelor's Factory	Plan to be developed for Social Housing scheme	TBC
Central	DCC Depot Site	Portland Row, D.1	LA Housing	35	Potential Social Housing Development	Feasibility study to determine development options and devise plan	TBC
Central	DCC Depot Site	Orchard Road, D.3	LA Housing	32	Feasibility study being undertaken	Determine development options and devise plan	TBC
South Central	AHB (Respond)	Lar Redmond Centre, D.12	LA Housing	10	Draft proposal submitted to include adjacent site in plans	Capital appraisal to be submitted	2021
South Central	DCC	Dolphin Phase 2, D.8	Regeneration	180	Phase 1B (30 units) submitted to Department for stage 1 approval Aug 2019	Master plan finalised Prepare cost plan and CEA	2022
South Central	AHB (Circle)	Coruba House, D.12	CALF	36	Design received, potential to develop adjacent lands	Circle to revert following consultation with adjoining landowner	2020
South Central	DCC Depot Site	Garryowen Road, D.10	LA Housing	34	Potential Social Housing Development	Determine development options and devise plan	TBC
South Central	DCC Depot Site	Davitt Road, D.12	LA Housing	70	Potential Social Housing Development	Determine development options and devise plan	TBC
South Central	DCC Depot Site	Marrowbone/ Forbes Lane, D.8	LA Housing	120	Potential Social Housing Development	Develop proposal in accordance with the Liberties LAP	TBC
South Central	DCC/AHB	Longmeadow's/ Sarsfield Road D 10	LA Housing CALF	250	Land currently on long lease to Sons of Divine Providence	Determine development options and devise plan	TBC
North Central	AHB (FOLD)	Millwood Court, D.5	CALF	60	Plans being developed by FOLD	Plans ready for local consultation	TBC

Schemes at Preliminary Planning/Design

Committee Area	Provider	Schemes	Funding Stream	Units	Status	Next Milestone	Finish Date
North Central	AHB (Cluid)	Thatch Road, D.9 Swords Road (Site A)	LA Housing	30	Site affected by Bus Connects	Determine when site will be available for future development	2021
North Central	DCC	Belcamp Oblate Lands, D.17	LA Housing	300	Extensive Masterplan required	Determine development options	TBC
North Central	DCC Depot Site	Collins Avenue, D.9	LA Housing	115	Social Housing Development	Determine development options	TBC
North Central	DCC	Darndale Spine	LA Housing	80	Initial feasibility study completed	Procure design team from framework	TBC
North Central	DCC	Belcamp Site E	LA Housing	28	Risk analysis of site to assess best chances for delivery	Procure design team from framework	TBC
South East	DCC Depot Site	Sundrive Road, D.12	LA Housing	2	Potential Social Housing Development	Determine development options and devise plan	TBC
North West	DCC	74/75 Fairlawn Road, D.11	LA Housing	TBC	In-fill site	Plan to be developed for Social Housing	-
North West	DCC	Shangan	LA Housing	TBC	Social Housing Development	Determine development options	-
North West	DCC	Berryfield Road, D.11	LA Housing	TBC	In-fill site (open space)	Plan to be developed for Social Housing	-
North West	DCC	St. Helena's Road, D.11	LA Housing	TBC	Cul-de-sac site near new Rapid scheme	Plan to be developed for 1-2 houses	-
North West	AHB (Novas)	307 Casement Road, D.11	LA Housing	2	Single stage approval received	Planning application to be lodged	2020
North West	AHB (Novas)	13 Casement Drive, D.11	LA Housing	2	Single stage approval received	Planning application to be lodged	2020
North West	DCC	Church of the Annunciation, Finglas, D.11	LA Housing	45	Initial feasibility done 2018 Advanced feasibility study being undertaken	Plan to be developed for Senior Citizen accommodation	TBC
North West	DCC	37/38 Barnamore Park, D.11	LA Housing	TBC	In-fill site	Plan to be developed for Social Housing	TBC
			TOTAL	1,626			

Traveller Accommodation Programme

Projects	Provider	Scheme	Funding Scheme	Units	Status	Next Milestone	Finish Date
Stage 4	DCC	Avila Park	LA Housing	1	Contractor on site	Project due for completion December	Q4 2019
Single Stage	DCC	Naas Road	LA Housing	3	Detailed design	Sewerage connection issues to be resolved	Q4 2020
Single Stage	DCC	Avila Park	LA Housing	3	Detailed design	Part 8 application December 2019	Q4 2020
Single Stage	DCC	Reuben Street	LA Housing	1	Detailed design	Part 8 application Q1 2020	Q4 2020
Stage 1	DCC	Grove Lane	LA Housing	10	Preliminary design and consultation	Issues with residents. Consultation stalled	2021
Stage 1	DCC	Cara Park	LA Housing	8	Preliminary design and consultation	Part 8 application Q2 2020	2020/2021
Stage 1	DCC	Cara Park	LA Housing	2	Preliminary design and consultation	Part 8 application Q2 2020	2020/2021
Stage 2	DCC	Labre Park (Phase 2/3)	LA Housing	28	Consultation complete. Design frozen	Part 8 application December 2019	2020/2023
Stage 1	DCC	St. Mary's	LA Housing	1	Preliminary design and consultation	Detailed design Needs agreement from Fingal	2020
			TOTAL	57			

Potential Affordable Homes			
Schemes/Sites	Units	Status	Finish Date
Ballymun O'Cualann (Poppintree Site), Dublin.11	49	Completed and sold	Done
Ballymun O'Cualann (Sites 22 and 23), Dublin.11	39	On site	2020
Ballymun O'Cualann (Site 21), Dublin.11	13	In planning, more information requested September 20 th	2020
*Ballymun; Balbutcher and Sillogue sites 12 & 14, Dublin.11	157	The 25 developers who expressed an interest in the sites are being invited to a workshop hosted by DCC Nov 7 th 2019	TBC
Ballymun – further sites, Dublin.11	200	Potential for development being explored	
*Cherry Orchard, Dublin.10	215	The 25 developers who expressed an interest in the sites are being invited to a workshop hosted by DCC Nov 7 th 2019	TBC
Cherry Orchard – further sites, Dublin.10	525	Potential for development being explored	
Housing Land Initiative sites – O' Devaney Gardens & Oscar Traynor Road	329	In procurement process	TBC
Poolbeg SDZ	500	Feasibility stage	TBC
Belcamp/Oblate Lands, Coolock, D.17	300	Feasibility stage	TBC
Kildonan, Finglas, Dublin.11	48	Feasibility stage	TBC
Valley Park, Finglas, Dublin.11	50	Feasibility stage	TBC
TOTAL	2,425		

***A total of €14.6million for infrastructural works on three sites (Ballymun and Cherry Orchard) was approved by the Department of Housing, Planning and Local Government in December 2018**

Cost Rental Proposals

Schemes/Sites	Units	Status	Finish Date
Emmet Road, D.8 (St. Michael's)	330	Framework Development Plan completed submitted to DHPLG Aug 2019 (with stage one application) Out to Design framework end of Oct 2019	TBC
Coultry Road, Ballymun, (Site 6) D.11	300	EOI closing date 18/10/19 – AHB's (3 received)	TBC
Cherry Orchard	600	Draft Park West/Cherry Orchard LAP approved at full Council meeting in October	TBC
TOTAL	1,230		

Summary 2019 Long Term Lease Delivery	Units	Status
Closed as at October 1 st 2019	78	
With Law Department	15	Expected to close early Nov
AFL/Department Approval	19	Outstanding works expected to close by end of year
Additional expected to close 3 – 6 months	91	Not all will close by end of year due to outstanding repairs
Total expected to close by year end 2019	140/150	
New Applications	114	Delivery date not known at this stage
Enhanced Lease Proposals	225	Delivery 2021
Total Proposals	542	

Buy and Renew Scheme: Derelict/Vacant properties 2019 (Total Acquired/Completed 2018: 27 units)

16 Properties completed and allocated up to October 2019

Status of remaining properties **(24)** below acquired under the Derelict Sites Act/CPO through the Buy and Renew Scheme 2019

Property	Position
6 Creighton Street, Dublin 2	Stabilisation works completed. Estimated Completion is Q4 2020
7 Kingsland Park Avenue, Dublin 8	Refurbishment works in progress. Estimated completion Q1 2020
6 Nelson St, Dublin 7	Refurbishment works in progress. Estimated completion Q1 2020
77 & 77A & 78 The Coombe Dublin 8	Contractor appointed. Estimated completion Q2 2020
52 Windmill Road, Crumlin, Dublin 12	Refurbishment works in progress. Estimated completion Q4 2019
32 Harold Road, Stoney Batter, Dublin 7	Refurbishment works in progress. Estimated completion Q1 2020
33 Harold Road, Stoney Batter, Dublin 7	Refurbishment works in progress. Estimated completion Q1 2020
16/16A St James Terrace, Dublin 8	Refurbishment works in progress. Estimated completion Q1 2020
17/17A St James Terrace, Dublin 8	Refurbishment works in progress. Estimated completion Q1 2020
142 Harold's Cross Road, Dublin 6	Prepare design detail and appoint contractor. Estimated completion Q3 2020
144 Harold's Cross Road, Dublin 6	Appoint contractor. Estimated completion date Q3 2020
61 Killester Park, Dublin 5	Refurbishment Works in progress. Estimated completion date Q4 2019
1 La Touche Road, Bluebell, Dublin 12	Appoint Contractor. Estimated completion date Q4 2019
35 Malahide Road, Dublin 5	Appoint Contractor. Estimated completion date Q2 2020
10 Hazelcroft Gardens, Dublin 11	Appoint Contractor. Estimated completion date Q2 2020
25A Barnmore, Finglas, Dublin 11	Appoint Contractor. Estimated completion date Q2 2020
22 Derry Road, Crumlin, Dublin 12	Appoint Contractor. Estimated completion date Q1 2020
19 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q3 2020

Property	Position
21 Connaught Street, Dublin 7	Appoint Contractor. Estimated completion date Q1 2020
414 North Circular Road	Appoint Contractor. Estimated completion date Q4 2020

Vacant residential property acquisitions

The Housing Department is currently negotiating the acquisition of **18** additional vacant residential properties under the buy and renew scheme.

Current processes underway to identify additional properties

The City Council has established a communication forum with other Local Authorities, State Agencies and Approved Housing Bodies in relation to the recording and where possible the sharing of data on vacant properties.

There is a dedicated vacant housing database to record all properties reported to it and the City Council continues to liaise with Landlords, Estate Agents, Property Owners and the General Public to help identify vacant properties in the City.

The Housing Department vacant housing register has recorded **594** residential properties by accessing data from the CSO, Geo-directory, Vacantheses.ie and internal databases. The City Council has undertaken **332** site inspections with a further **24** inspections scheduled and **21** title searches currently in progress.

Vacant (Void) Property Refurbishments: Housing Maintenance refurbished **969** properties in 2018.

Vacant Property Refurbishments Completed 2019 (January to October 2019)

Property Type	Central	North Central	North West	South Central	South East	Total
House	26	69	84	96	2	277
Apartment	43	15	37	127	80	302
Senior Citizens	32	41	56	48	31	208
Total	101	125	177	271	113	787

These properties are divided into: Vacant Council Properties: 591, Acquisitions: 196 Total: 787

Current Refurbishments Underway:

Status	Central	North central	North West	South Central	South East	Total
Being refurbished by Framework	88	72	82	108	76	426
Being refurbished by Direct Labour	6	1	18	34	5	64
Total	94	73	100	142	81	490



Irish Council
for Social Housing

Presentation to Dublin City Council Housing SPC *Delivering in Partnership*

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Karen Murphy
Director of Policy
ICSH
13th November 2019



Overview

- Role of ICSH & AHB sector
- Delivery Streams
- Regulation of AHBs
- Housing Management
- Housing projects – examples

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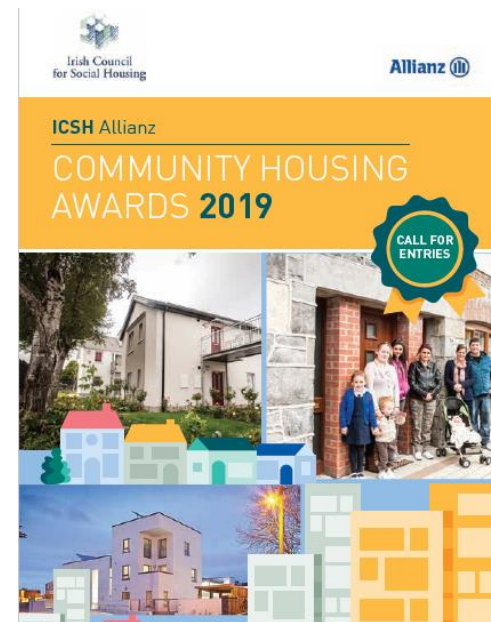
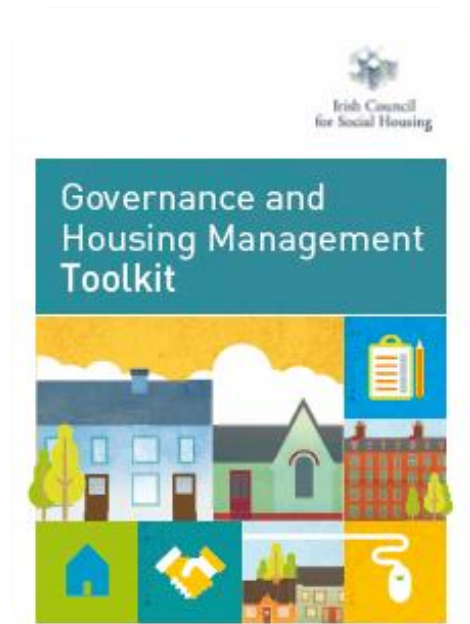


Irish Council
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Introduction – Irish Council for Social Housing

- National representative body for housing associations/AHBs
- Represent and advocate on behalf of members
- Events, training , publications, development & support
- Provide information flow e.g. policy, funding developments
- 270 members - Tier 1 <50, Tier 2 50-300, Tier 3 >300 homes

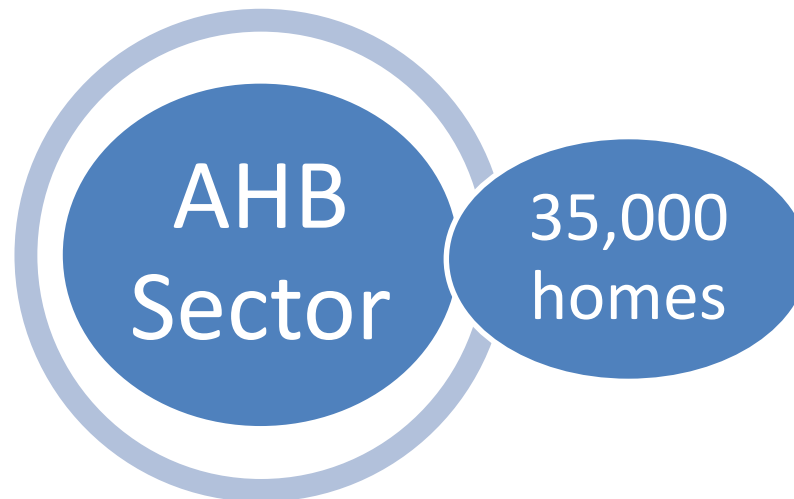
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Role of Approved Housing Bodies

- DCC partnering with Approved Housing Bodies for over 30 years – track record
- Provision of social housing to households on DCC waiting list
- **General Needs Housing** – Building sustainable neighbourhoods
- **Special Needs Housing** – Older People, People with Disabilities, Homeless Households – specialist housing with support

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Delivery Streams by AHBs

Construction	Acquisition
Part V	Regeneration of Older DCC Stock
Leasing	Vacant Properties



Active Funding Streams - AHBs

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**Capital Assistance
Scheme
(Special Needs)**

100% Capital Funding

**CALF & P&A
(General & Special
Needs)**

Mixed Loan & Capital Funding
(Max 30%)

**Payment &
Availability
Agreements (P&A)
- Leasing properties**

**Affordable Rental ...
not yet clear but AHB
seeking to assist**



Irish Council
for Social Housing

Housing Association Activity Report 2018

@icsh_ie

Housing
Associations

38%

of new long-term
social housing
in 2018

Homes Delivered by Housing Associations 2011-2018

Number of homes per year provided by housing associations to households on the waiting list.

Housing Association Output



Breakdown
of long-term
social housing
delivery in 2018



8,422

62%

5,203
Local Authority

38%

3,219
Housing Association

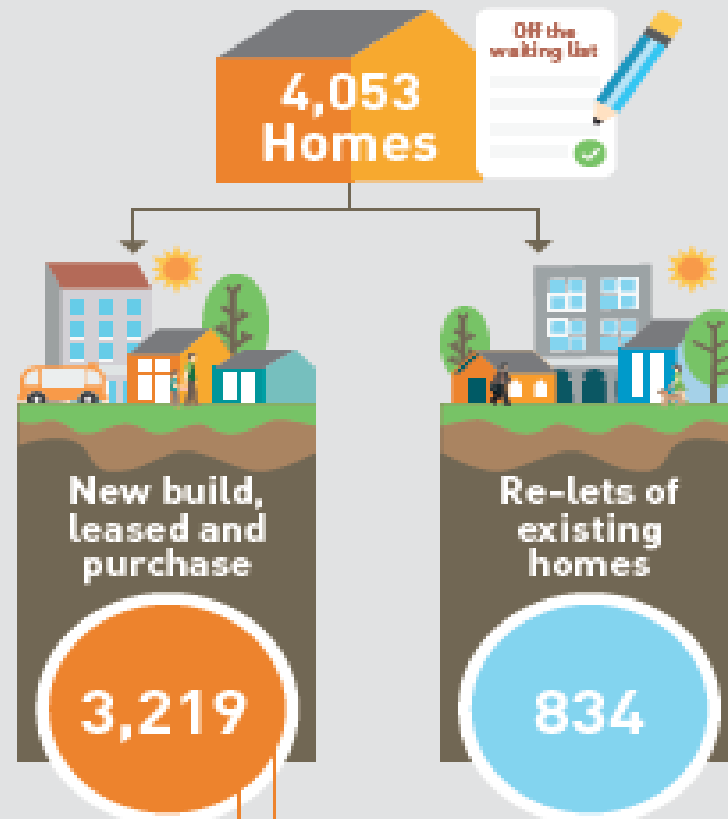


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Number of homes provided by housing associations in 2018

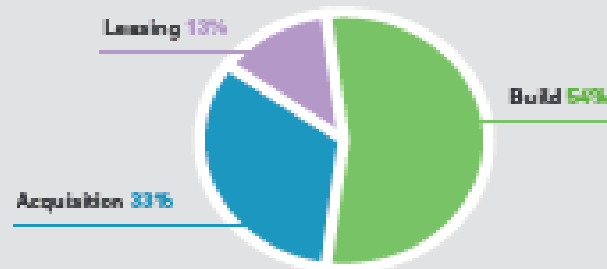
**AHB
delivery in
DCC
2018**

Page 32
**625
homes**



2,734
Under Social Housing Current
Expenditure Programme (SHCEP)
Housing for families, single people
and people with special needs

485
Under the Capital Assistance Scheme
Housing for older people, people who are
homeless and people with disabilities



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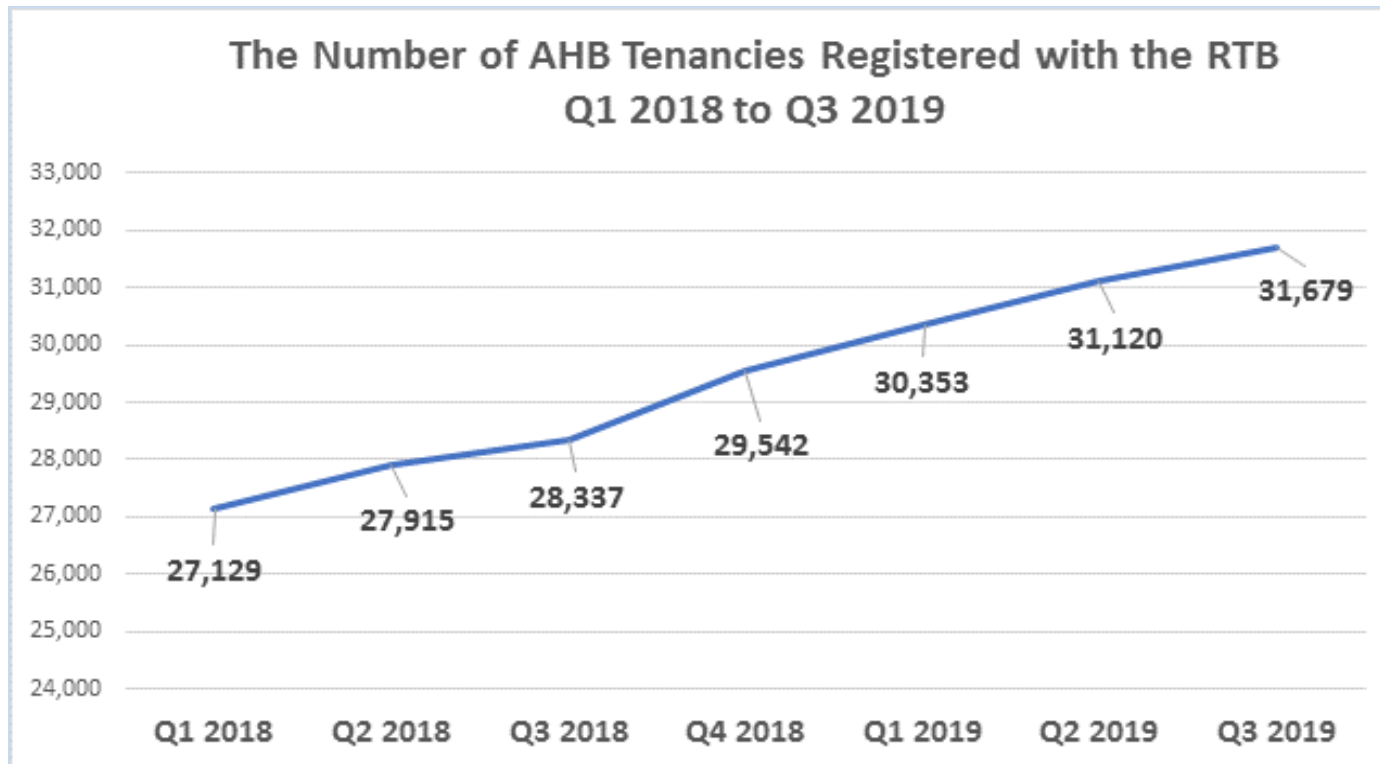
Regulation of AHBs

- Regulation to ensure a well governed, well managed and financially viable sector.
- AHBs currently under voluntary Interim Regulator
- Introduction of Statutory Regulation - Publication of the Housing (Regulation of Approved Housing Bodies) Bill 2019
- All AHB tenancies registered with the RTB – with full access to Part 4 protections, mediation and dispute services
- Local Authorities contractual agreements with AHBs set out requirements
- AHBs under the Charities Regulator



Regulation of AHBs – RTB

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Regulation of AHBs – Standards

Financial Standard

Financial Viability

- Surplus/Deficit
- Liquidity
- Cashflow

L-T Viability

- Strategy
- Business Planning
- Annual Financial Return
- 30-year Extrapolated Financials
- Stress Testing & Mitigations
- Key Financial Ratios
- Asset Management
- Risk Management

Governance Standard

Fully Functioning Board

Oversight, Direction & Control

Strategy/Leadership

Outcomes Focused

Transparency

Skills, Expertise & Diversity

Financial Governance & Risk Management

Performance Standard

• People

- Tenant Policies
- Allocations
- Income Mgmt.
- Communication

• Property

- Voids
- H&S
- Sinking Fund
- Stock Condition Surveys
- Repairs & Maintenance
- Asset Mgmt.

• Performance

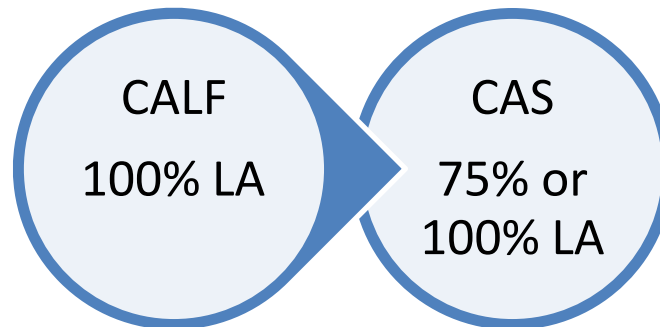
- KPI
- VFM
- Management & Maintenance Costs
- Planning & Oversight



Housing Management – Allocations

- AHBs house people from the DCC waiting list
- Nominations are made by DCC allocations department
- CALF funded properties are 100% DCC waiting list
- CAS funded properties are 100% DCC waiting list where there was 100% funding
- CAS funded properties with less than 100% funding are minimum 75% DCC waiting list
- Co-operation between DCC & AHBs to ensure households with special needs get support

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Housing Management – Rent

- Rents are based on the original funding stream
- **CALF**- DCC Differential Rent Applies
- **CAS** – Economic Rent – an affordable rent which covers costs for the management and maintenance of the homes. CAS tenants can apply for a capped RAS payment
- **CLSS** – scheme discontinued but Differential Rent applies to properties funded under this

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Housing Management

- AHBs responsible for management and maintenance
- Sinking Funds critical to M&M
- Working in multi-unit developments – OMCs; delivering services to tenants
- AHBs track record on maintenance and responding to tenants
- AHBs do not have access to remedial works schemes and long-term planning essential

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Housing for Families

Cluid Housing – Killarney Court, Dublin 1



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Housing for Families Respond Housing, D5.

Oaklee Housing, D11.



Housing for Older People

Fold Housing Association, Wellview House, D5

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Housing for People with Disabilities

Hail Housing- Ballymun, D11

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Housing for Homeless People

Focus Ireland – John's Lane West, D8

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Regeneration partnership with DCC

Peter McVerry Trust – St. Agatha's Court

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Innovation

Tuath Housing - Harolds Court, D12



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Working in partnership with DCC Councillors and Executive

Delivering and managing homes

DCC	Approved housing bodies
<ul style="list-style-type: none">• Housing Delivery• Sites/land for development• Housing applicants/nominations• Oversee Housing Strategy	<ul style="list-style-type: none">• Loan finance and delivery• Housing management (incl. Part V)• Cost and affordable rental• Communications and information

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Communicating with Councillors

- Engaging with Local Councillors
- Enhancing the neighbourhood – Neighbour's Day etc.
- Dublin City Council MOU to underpin strong working relationship
- ICSH Information Events

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Thank you

Karen@icsh.ie



Irish Council
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1. Dublin Region Homeless Executive Update

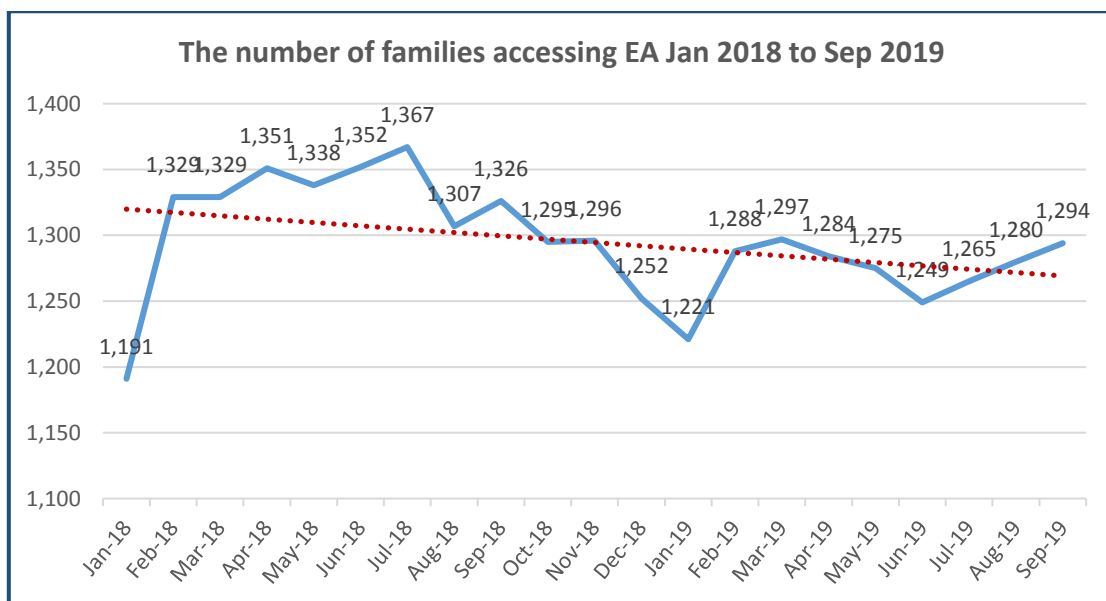
This report provides an overview of the data collated and analysed by the Dublin Region Homeless Executive (DRHE). The DRHE provides funding to 22 Non Profit Organisations for in excess of 109 homeless services across the Dublin Region. In addition, the DRHE coordinates and funds the provision of private emergency accommodation for people experiencing homelessness. The DRHE works to move people through emergency accommodation with health and support services towards a sustained exit from homelessness. This work is carried out through three main areas of operation: - Protection, Prevention and Progression.

2. Protection - Families accessing Emergency Accommodation (EA)

2.1 Families accessing EA January 2018 - September 2019

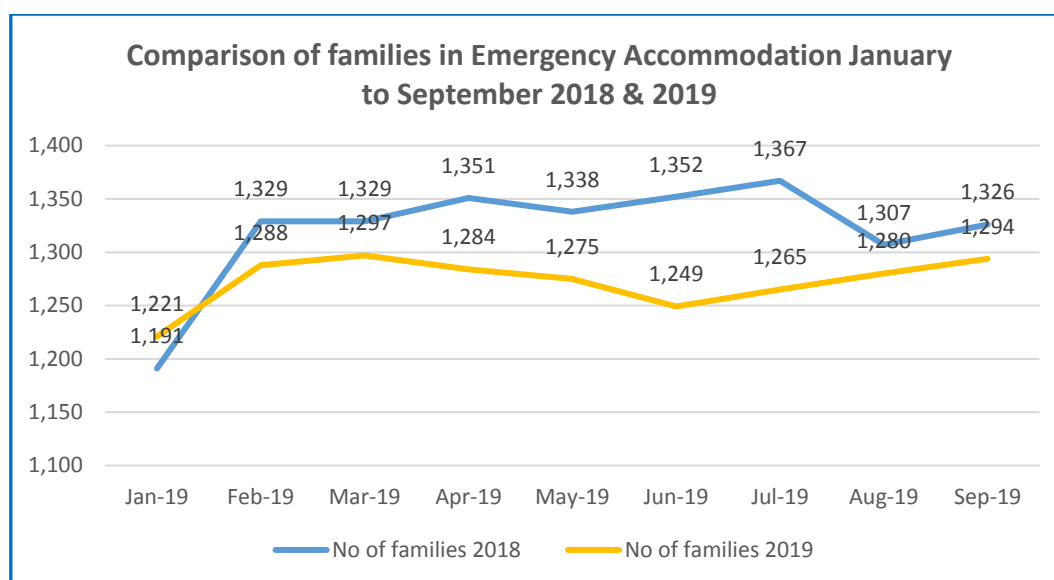
There are currently 1,294 families with 2,872 children residing in EA across the Dublin Region. **Figure 1** below clearly illustrates the **downward trend** in the number of families accessing emergency accommodation during the period January 2018 to September 2019.

Figure 1



The graph shows that the number of families accessing EA peaked in July 2018 to 1,367 and has since continued to fluctuate and the general trend appears to be dropping. **Figure 2** details the comparison between the average number of families per month staying in EA for the first nine months of 2018 and 2019 and highlights a **decrease of 3.6%** from 1,321 to 1,273.

Figure 2



2.2 Family Presentations

In 2018, a monthly average of 186 families presented to homeless services, compared to an average of 178 families per month so far in 2019. **Table 1** shows that to date in 2019, 1,615 new families presented to homeless services, of which **48% were prevented** from becoming homeless and 51% of the families entered emergency accommodation.

Table 1

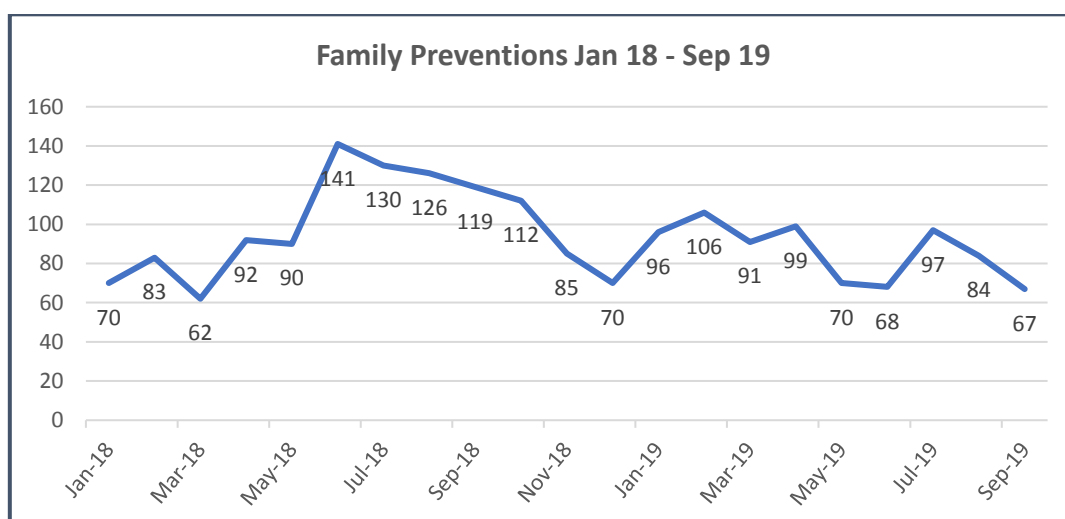
Families Data	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Preventions	96	106	91	99	70	68	97	84	67	778
Entered EA	92	102	82	94	67	71	116	102	102	828
Total Presentations	188	208	173	193	137	139	213	186	169	1,606

3. Homeless Prevention – Families

The work carried out in homeless prevention continues to be a priority for the DRHE, our prevention team meet with people presenting as homeless and work with them to prevent an episode of homelessness occurring. From January to September 2019, **778 families** with **1,438 children** were prevented from becoming homeless.

The main source of homeless prevention are tenancies created through the Homeless Housing Assistance Payment (AHAP). **92%** of the 778 tenancies were sourced through HHAP. The DRHE has enhanced the Place-finder service across the Dublin region to support households who are at risk of becoming homeless. **Figure 2** shows the numbers of families prevented from entering homelessness during the period January 18 to September 19. The fluctuating availability of suitable properties in the private rented market directly influences the sourcing of HHAP tenancies.

Figure 3



In 2017, the DRHE established a designated homeless prevention team that work with families presenting as homeless to find an alternative solution to entering emergency accommodation. From January to September 2019, the team met with 414 families and prevented 320 of these families from entering homeless services. Some of these are included in the above figures and other families were prevented by alternative options such as; remaining in the family home, renewal of tenancy and / or renegotiation with landlord.

4. Progression of families through homelessness

The number of families in all emergency accommodation is categorised by type for September 2019 as detailed in **Table 2**. Significant progress has been achieved in moving families from hotels / B&Bs to Family Hubs, there are approximately 396 families with 776 children residing in Family Hub Type Accommodation across the Dublin Region. In addition, the newly appointed Housing Support Officers are working directly with families in hotels / B&B's and supporting them to exit homelessness.

In addition, rather than placing families in emergency accommodation, the DRHE has been endeavouring to place families and individuals in fully furnished, own door units that allow families to live independently. These families are not at risk of homelessness and the Family Support Team continue to engage with them and provide appropriate supports. There are currently 214 families with 589 children in these units.

Table 2

September 2019	No. of families with children	No. of Individual Adults	No. of Children
Hotels and B&Bs	752	1,124	1,774
Private Emergency Accommodation	106	147	230
Supported Temporary Accommodation	40	53	92
Family Hubs	396	538	776
Total	1,294	1,862	2,872

3.1 Families exiting homelessness to tenancy

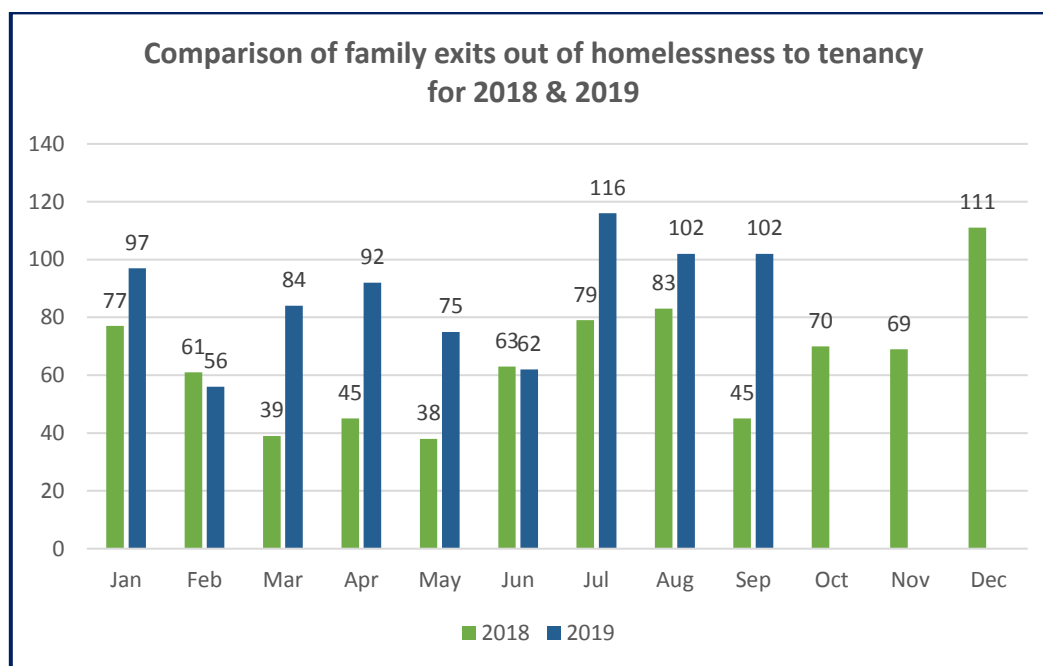
In the context of limited supply of social housing, work continues to exit people from homelessness. From January 2019 to September 2019, **787 families** with **1,820 children** exited homelessness to tenancy as detailed in **Table 3**. This figure has already surpassed the total number of exits achieved in 2018, which was 780 families. Furthermore, in 2018 the main exit option for households was via the HAP scheme. In contrast, in 2019 to date, 58% (454) of exits were sourced through the creation of Local Authority/ Approved Housing Bodies / Long Term Accommodation / Housing Agency Acquisition tenancies.

Table 3

Timeframe	Housing Assistance Payment	Local Authority/ Approved Housing Bodies / Long Term Accommodation / Housing Agency Acquisition	Total
Jan - Sep 19	333	454	787

Figure 4 highlights the **48% increase** in the number of families exiting homelessness to tenancies for the period January to September 2018 and the same period in 2019. The primary source of these tenancy exits is through Local Authority / Approved Housing Bodies / Long Term Accommodation / Housing Agency Acquisition tenancies. As detailed, the number of exits varies monthly and is dependent on supply of social housing options.

Figure 4



5. Reasons for family homelessness – January 2019 to June 2019

In the first six months of 2019 a total of **508 new families** were accommodated in emergency accommodation in the Dublin Region whom had no active or previous PASS record i.e. they were 'new' to homelessness. A review of the initial assessments conducted with families upon their presentation to homeless services reveals two primary reasons for homelessness; leaving private rented accommodation on foot of a Notice of Termination (NOT) and leaving family or friend's accommodation due to relationship breakdown or overcrowding. A small number of families reported 'other' reasons for their presentation to homeless services.

- **47%** (n=232) gave the primary reason for their presentation to homeless services related to a loss or inability to secure private rented accommodation;

- **43%** (n=213) attributed their presentation to homeless services because of family circumstances including: overcrowding living situations; relationship breakdown; and general family circumstances;
- **10%** of families (n=46) reported 'other' reasons for their presentation to homeless services;
- There was insufficient information available for the remaining 17 families.

*2 detailed reports on families' experience of homelessness are available at

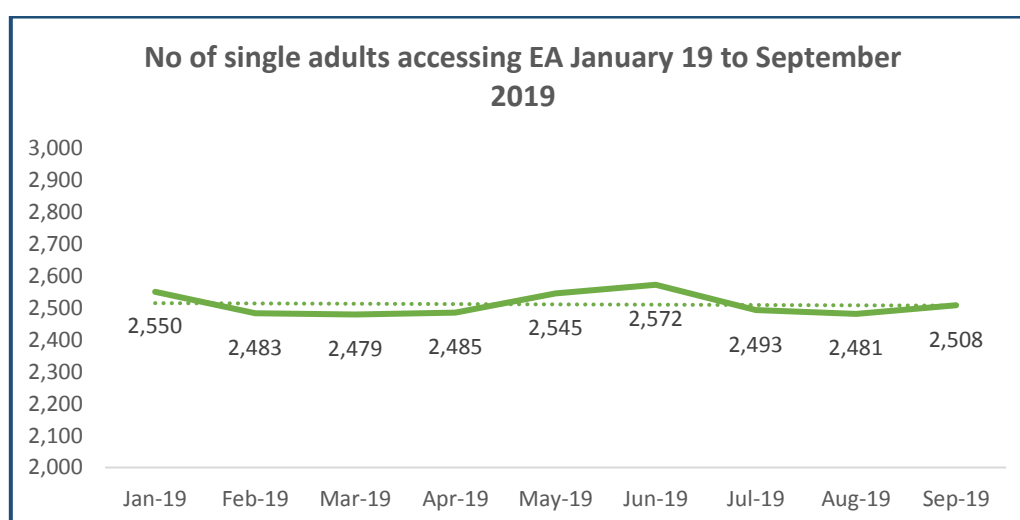
<https://www.homelessdublin.ie/info/publications>

6. Protection - Individuals accessing EA January 2019 to September 2019

5.1 Individuals accessing Emergency Accommodation January 2019 – September 2019

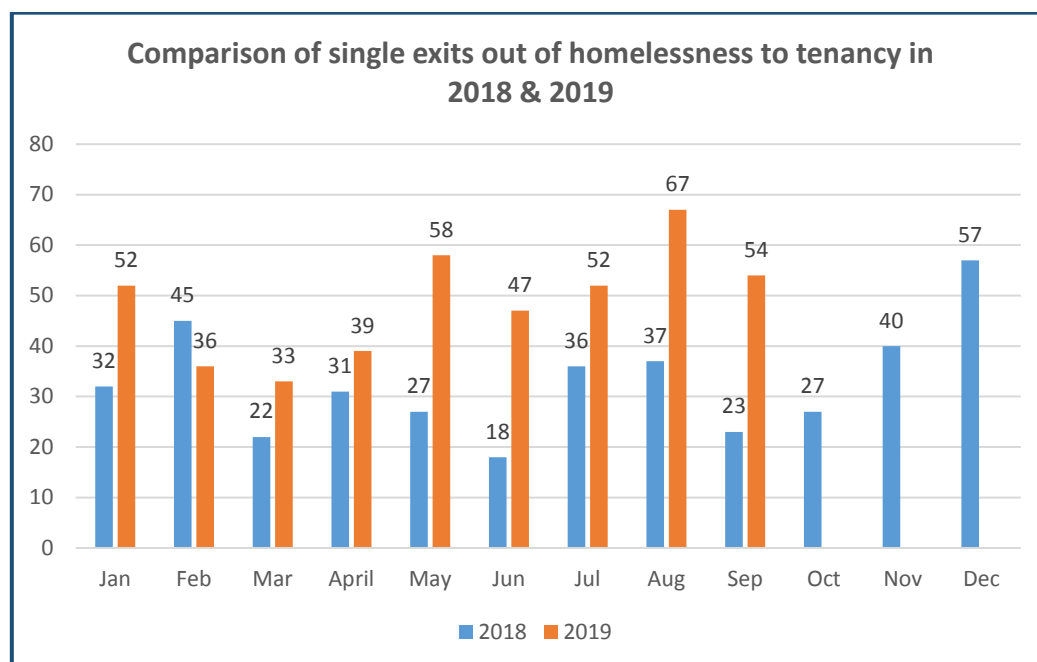
Across the Dublin Region for the month of September 2019, the number of single adults accessing emergency accommodation in the Dublin Region was 2,508. **Figure 4** highlights that the number of individuals accessing EA has not significantly changed through the period January 2019 to September 2019.

Figure 4



During the same nine-month period, **539 singles were prevented** from becoming homeless and **438 singles exited** emergency accommodation to tenancy. Again as with the family exits the number of singles exiting homelessness has also very significantly increased on the figures from 2018. There has been a **64% increase** in the number of single exits from homelessness to tenancy for the period January to September 2019, compared to the same timeframe in 2018 as highlighted in **Figure 5**.

Figure 5



Our temporary accommodation capacity has increased over the last year to meet rising demand but at the same time, we continue to work hard on advancing ‘housing-led’ solutions that effectively end the experience of homelessness. However, in the face of increased demand for access to available emergency accommodation, the rate of provision of affordable housing options to persons experiencing homelessness particularly singles in Dublin remains insufficient.

Bed capacity and increases in demand for accommodation are consistently monitored throughout the day and night by staff in the DRHE. At times full capacity is reached early in the night, but beds become available at later stages due to bookings not being utilised.

7. Dublin Outreach & Housing First

7.1 Dublin Outreach

Dublin Outreach is an assertive street outreach service provided by Dublin Simon Community on behalf of the Dublin Region Homeless Executive. The teams engage and work with people sleeping rough to support them into temporary homeless accommodation. The service operates 365 days a year, until 1am. The Outreach Teams also ensure that people sleeping rough are linked with other appropriate health services such as addiction and mental health

services to prevent further rough sleeping. The team are very familiar with the locations of people sleeping rough across the Dublin Region and work persistently with individuals to support them into emergency accommodation. This process can take time and multiple contacts, as some people do not want to engage (for whatever reasons) but the teams persevere with every person working to achieve a successful outcome.

Since mid-September, Dublin Simon Outreach have moved **34 people** from tents to accommodation. The team also carry out weekly counts confirming the number of people sleeping rough in the Dublin Region. During the week 28th October to 3rd November 2019, **125 people** were counted and confirmed as rough sleeping in the Dublin Region.

7.2 Housing First

The Dublin Region Housing First Service has housed **341 people** with complex needs up to end September 2019, of which **88%** have successfully retained housing. This service is operated by the Peter McVerry Trust and focuses on creating new and managing existing Housing First tenancies in the Dublin region. This service also provides wraparound visiting housing supports and mental health / addiction supports.

7.3 National Housing First.

The National Director of Housing First has also been supporting the eight regions outside Dublin to commence delivery in line with the Housing First National Implementation Plan 2018 - 2021. Housing First services are now operating in Cork, Galway, Limerick and the Southeast and tendering processes were completed in the remaining four regions. Our shared goal of ending rough sleeping and long-term homelessness in Dublin is dependent on the expansion of the Housing First Programme over the next number of years. A steady supply of single person units with the appropriate wraparound supports will be critical to accelerate this goal

8. Challenges

- *Demand on Services*

Data from the DRHE illustrates that in excess of **47%** of families entering homelessness are coming from the private rented sector. Prevention alone is not sufficient, the strengthened role of the RTB in the area of enforcement is essential to ensure that additional protections for tenants are operating as intended. The provisions in the new Rental Tenancies (Amendment) Bill will allow the RTB to be more proactive in taking enforcement action, without relying on tenants to initiate cases.

- *Supply*

An increase in the overall supply of social housing is critical to addressing homelessness in the longer-term and is crucial in both preventing people from entering homelessness and exiting emergency accommodation. The delivery of single person social housing over the coming years is fundamental to addressing the needs of individuals experiencing homelessness and for the expansion of Housing First. There are currently more singles adults **(2,508)** in emergency accommodation than adults in families **(1,862)**.

- *Complexities of homelessness*

We are continuing to work closely with the HSE to ensure that appropriate support services and living arrangements are provided for people in emergency accommodation. However, progress in this area is slow and requires more urgency. The DRHE recognise the complex interaction between homelessness and health and it is clear that there are a range of extensive medical needs present for people in both long and short-term emergency accommodation.

Many vulnerable people such as those released from hospital, state care and prison often have no other option than to present as homeless. Specific care packages and additional step down facilities are required to relieve the pressure on homeless services.

Eileen Gleeson

Director of Dublin Region Homeless Executive

November 2019

